

035.0

0004

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

669,900 / 669,900

USE VALUE:

669,900 / 669,900

ASSESSED:

669,900 / 669,900


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
15		GRANTON PK, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: SINGH AVTAR	
Owner 2: RANI TARA	
Owner 3:	

Street 1: 15 GRANTON PK

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: KRUGLEY ALEXANDER &amp; INGEBORG -

Owner 2: TRUSTEES/C &amp; L TRUST -

Street 1: 15 GRANTON PK

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains .145 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1953, having primarily Vinyl Exterior and 1934 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6317	Sq. Ft.	Site			0	64.	0.96	3									390,085						390,100	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6317.000	279,800		390,100	669,900		24609
							GIS Ref
							GIS Ref
							Insp Date
							11/01/18

PREVIOUS ASSESSMENT								Parcel ID	035.0-0004-0004.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	279,800	0	6,317.	390,100	669,900		Year end	12/23/2021
2021	101	FV	271,300	0	6,317.	390,100	661,400		Year End Roll	12/10/2020
2020	101	FV	271,300	0	6,317.	390,100	661,400	661,400	Year End Roll	12/18/2019
2019	101	FV	224,200	0	6,317.	353,500	577,700	577,700	Year End Roll	1/3/2019
2018	101	FV	224,200	0	6,317.	335,200	559,400	559,400	Year End Roll	12/20/2017
2017	101	FV	224,200	0	6,317.	292,600	516,800	516,800	Year End Roll	1/3/2017
2016	101	FV	224,200	0	6,317.	249,900	474,100	474,100	Year End	1/4/2016
2015	101	FV	211,900	0	6,317.	231,600	443,500	443,500	Year End Roll	12/11/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KRUGLEY ALEXAND	41824-317		1/22/2004		364,000	No	No		
KRUGLEY ALEXAND	30795-594		10/20/1999	Family		99	No	No	
	12306-334		10/11/1972			No	No	N	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
9/21/2007	843	New Wind	18,735						11/1/2018	MEAS&NOTICE	HS	Hanne S
5/28/2004	425	Re-Roof	2,000						4/3/2009	Meas/Inspect	163	PATRIOT
									4/15/2004	MLS	MM	Mary M
									5/6/2000	Entry Denied	264	PATRIOT
									2/25/2000	Measured	197	PATRIOT
									8/11/1993		TH	

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

**EXTERIOR INFORMATION**

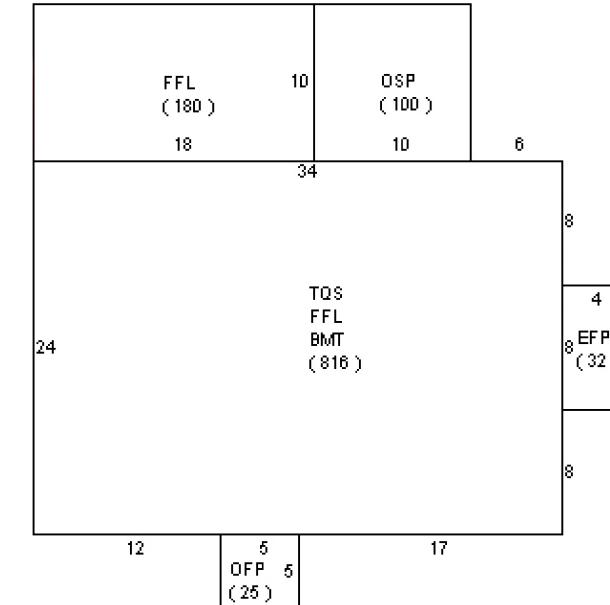
Type:	5 - Cape	
Sty Ht:	1T - 1 & 3/4 Sty	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	YELLOW	
View / Desir:		

**BATH FEATURES**

Full Bath:	3	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

**COMMENTS**

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**SKETCH****GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1953
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet 25%
Bsmnt Flr:	4 - Carpet
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	3 - Electric
Heat Type:	6 - Elec Base/B
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

**CONDOS INFORMATION**

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION	
Phys Cond:	AV - Average 31%
Functional:	%
Economic:	%
Special:	%
Override:	%
Total:	31%

**CALC SUMMARY**

Basic \$ / SQ:	110.00
Size Adj.:	1.30298495
Const Adj.:	0.98745072
Adj \$ / SQ:	141.530
Other Features:	127250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	405449
Depreciation:	125689
Depreciated Total:	279760

COMPARABLE SALES			
Rate	Parcel ID	Typ	Date

WtAv\$/SQ:	AvRate:	Ind.Val

Juris. Factor:		Before Depr:	141.53
Special Features:	0	Val/Su Net:	108.41
Final Total:	279800	Val/Su SzAd:	174.00

**PARCEL ID**

035-0-0004-0004.0

**MOBILE HOME**

Make: [ ] Model: [ ] Serial #: [ ] Year: [ ] Color: [ ]

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N Total Yard Items: [ ] Total Special Features: [ ] Total: [ ]

**IMAGE****AssessPro Patriot Properties, Inc**